

## LETTER OF INTENT

December 3, 2014



Planning & Zoning Department  
City of Brookhaven  
4362 Peachtree Road  
Brookhaven, GA 30319

To Whom It May Concern:

The existing property is a 1.613 acre (70,264 SF) lot that fronts Buford Highway. The property contains one existing building. The existing building is a single story building of approximately 9,082 SF and is used as a Knights of Columbus Hall. The current zoning of the project is RM-75 Single Family Residential. The proposed project is to rezone the lot from RM-75 to C-1 in order to bring a non-conforming use into conformance with the zoning code. The proposed new zoning classification would be C-1 Commercial. The existing building, drive, curb cut, and all existing paved areas would remain. All existing vegetated areas would remain.

Please refer to Attachment 01 for additional information regarding project scope.

Sincerely,

Jordan Williams  
Plexus r+d, Inc.  
914 Howell Mill Rd. Suite 400  
404.519.7728

Attachment 01

**Property Information Questions:**



- 1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?**  
Yes. The lot is currently being used as a Knights of Columbus Lodge. The Future Land Use map in the Comprehensive Land Use Maps designates this lot as "Commercial Redevelopment Corridor". The proposal to rezone from RM-75 to C-1 would bring a non-conforming use into conformance, and the proposal would revise the zoning designation to a designation more suitable to the comprehensive plan.
- 2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?**  
Yes. The lot to the north east is currently zoned as RM-75, but it is currently underdeveloped. The Future Land Use Map designates it as "Commercial Redevelopment Corridor". Rezoning to C-1 would be a suitable in view of adjacent properties as outlined in the Future Land Use Map.
- 3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?**  
No. The topography and size of the lot is not adequate for multi-family residential. The existing use (Knights of Columbus Lodge) is a nonconforming use under the current zoning.
- 4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**  
No. The existing structure, use, and parking areas are all existing conditions to remain.
- 5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**  
Yes. The topography of the site is very steep and limits the buildable area. A 75ft impervious surface barrier running parallel with North Fork Peachtree Creek along the north side of the lot also limits the extent of development, making the lot ill-suited for multi-family residential.
- 6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?**  
No. The lot is not in any designated Historic Area per the Comprehensive Land Use Maps. The zoning proposal is simply to rezone the current use from RM-75 to C-1 while leaving the existing building and site as is.
- 7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**  
No. The existing use, building, and parking is to remain, so use of existing streets, transportation facilities, utilities, and schools will remain unchanged.